

(Name)..... Robert R. Sexton

(Address)..... 912 City Federal Building Birmingham, Alabama 35203

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP. BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Six Thousand Four Hundred Fifty and No/100-----DOLLARS,

to the undersigned grantor, Realty Brokers, Inc. a corporation,
in hand paid by Frederick F. Horns, III

the receipt of which is hereby acknowledged, the said Realty Brokers, Inc.

does by these presents, grant, bargain, sell and convey unto the said Frederick F. Horns, III

the following described real estate, situated in Shelby County, To-wit:

Lot 66, except the South 5 feet thereof, according to the Survey of Cahaba Manor Town Homes, First Addition, as recorded in Map Book 7, page 57, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1978.

Easements to Alabama Power Company in Deed Book 108, page 379 and Deed Book 311, page 689.

Easements to Pelham Sewer Fund in Deed Book 312, page 560.

Covenants as to sanitary sewer systems in Misc. Volume 25, page 393.

Restrictions, conditions and limitations in Misc. Volume 25, page 396, which contain no reversionary clause.

\$34,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

TO HAVE AND TO HOLD, To the said Frederick F. Horns, III, his

heirs and assigns forever.

And said Realty Brokers, Inc. does for itself, its successors
and assigns, covenant with said Frederick F. Horns, III, his

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Frederick F. Horns, III, his

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Realty Brokers, Inc.

by its

Vice- President, R.P. Sexton, Jr., who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 23rd day of June, 19 78.

REALTY BROKERS, INC.

ATTEST:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

By

Secretary

R.P. Sexton, Jr., Vice-

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

1978 JUN 27 AM 8:37

Judge of Probate

Deed 2.00

Rec. 1.50

Ind. 1.00

See mtg. 379-744

I, the undersigned said State, hereby certify that R.P. Sexton, Jr.

whose name as Vice- President of Realty Brokers, Inc.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 22nd day of June

Barnett + Singer

Notary Public

19780627000081980 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/27/1978 12:00:00AM FILED/CERT

BOOK 313 PAGE 165